

Marion County FL, Growth Services
Minor Site Plan

Plan #: 33140
Approval Date: 3/25/2026
Expiration Date: 3/25/2028

**Marion County FL,
Growth Services Zoning**

Permit #: BLDC-26-01-00354

Zoning: B-2 Map #: 236

Flood: X FIRM: 741D

BFE: _____

Front: 40 Rear: 25

Side: 10 Side: 10

PLAN #: _____

APPROVED BY:
Cindy Garr

DATE: 3/27/2026

GENERAL PURPOSE:
THE PROPOSED MINOR SITE PLAN IN THIS SUBMITTAL INCLUDES A 0.545 ACRE. THE SITE ADDRESS IS 5200 W. 10TH AVE. THE DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SITE PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MARION COUNTY VESTED DRI AND ITS CORRESPONDING VESTED RIGHTS DETERMINATIONS, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES.

CONCURRENCY:
THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

GENERAL NOTES

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN MARION COUNTY LAND DEVELOPMENT REGULATIONS.
2. NO CHANGE TO THE WORK AS SHOWN ON THIS PLAN SHALL BE MADE WITHOUT PRIOR APPROVAL BY THE COUNTY ENGINEER OR PROJECT ENGINEER.
3. BOUNDARY, TOPOGRAPHY AND TREE INFORMATION IS BASED ON A SURVEY BY C & S SURVEY, INC.
4. BUILDINGS SHALL BE HANDICAP ACCESSIBLE AS PER THE STATE OF FLORIDA REGULATIONS. THE ARCHITECT/ENGINEER SHALL PROVIDE BUILDING PLANS. CLEAN AND SATISFACTORY WATER SHALL BE USED FOR CONSTRUCTION OF THE BUILDING FOUNDATION AND SHALL BE CONTRACTED TO A 50% MAXIMUM DENSITY WITH TERTIARY TREATMENT.
5. ALL PARKING STALLS SHALL BE STRIPED WITH 8" WHITE LINES. HANDICAP SPACES SHALL BE SIGNED AND STRIPED WITH ADDITIONAL 8" BLUE LINES INSIDE EACH SPACE AT 2" FROM WHITE LINES. ALL WORK TO BE DONE IN ACCORDANCE WITH FDOT STANDARDS. ALL HANDICAP PARKING & ACCESS MUST COMPLY WITH FDOT CHAPTER 11.
6. ALL TREE ACCESS & ROW/LA'S ARE TO BE KEPT CLEAR & FREE OF EXCESS ROOTS AND DEBRIS AT ALL TIMES DURING CONSTRUCTION. ANY INCIDENT OF EROSION, SEDIMENTATION, DIRT OR DEBRIS COLLECTED OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR AT HIS/HER OWN RISK AND EXPENSE.
7. ALL RETENTION IMPROVEMENTS AND STORM SEWER SYSTEMS EXISTING AND PROPOSED MUST BE COMPLETE PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS.
8. IF A SINGLEHOLE SHOULD FORM ON THIS SITE, ALL APPLICABLE PROCEDURES OUTLINED IN THE "APPLICANTS HANDBOOK-KARST SENSITIVE AREAS" MAY 1988, SHALL BE FOLLOWED.
9. A MINIMUM STRENGTH FOR ALL CONCRETE ON THIS SITE SHALL BE 3000 PSI AT 28 DAYS OR AS OTHERWISE NOTED. ALL VEHICLE PARKING AREAS SHALL BE PAVED BY AUTO SPREAD (SEE PAVEMENT STRUCTURE THICKNESS TABLE) WITH A MINIMUM STRENGTH OF 3000 PSI. ALL DRIVEWAYS WITH TRUCK PAVEMENT PER PAVEMENT STRUCTURE THICKNESS TABLE SHALL BE 3000 PSI CONCRETE. GO-TO-TRUCK VELD DRIVEWAYS SHALL BE 3000 PSI CONCRETE.
10. PEDESTRIAN AND VEHICULAR TRAFFIC SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
11. ALL EXISTING MATERIALS AND SIGNS SHALL COMPLY WITH FDOT STANDARDS AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PRACTICES FOR STREET AND HIGHWAY AND UTILITY OPERATION".
12. COPIES OF THESE PLANS AS DESIGNED BY THE PROFESSIONAL ENGINEER HAVE BEEN RETAINED BY THE PROJECT ENGINEER, AND HE WILL NOT BE RESPONSIBLE FOR ANY SUBSEQUENT CHANGES TO ANY REPRODUCIBLE ORIGINAL DOCUMENTS.
13. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO ANY CONSTRUCTION OR UTILITIES SHOWN ON THESE PLANS.
14. ALL DESIGNED IMPROVEMENTS LOCATED ON THESE PLANS ARE BASED ON EXISTING DATA PROVIDED BY THE SURVEYOR.
15. FOR ANY CONSTRUCTION WITHIN THE STATE OF FLORIDA OR COUNTY 8/9 A THE CONTRACTOR SHALL OBTAIN THE REQUIRED RIGHT-OF-WAY AND EASEMENT INFORMATION FROM THE SURVEYOR WITH THIS CONSTRUCTION.
16. ALL ACCESS AND PARKING SHALL COMPLY WITH 1997 FAC.
17. AS BUILT DRAWINGS OR CERTIFICATION OF COMPLETION REQUIRED PRIOR TO C.O.
18. THE CONTRACTOR SHALL ASSURE THAT THIS SITE DOES NOT INCREASE FLOODING OF ADJACENT PROPERTY OR CONCENTRATION OF STORM WATER DISCHARGE ONTO ADJACENT PROPERTY AT TIME OF GRADING.
19. THERE WILL BE NO OUTSIDE DRAINAGE.

SIGNAGE: THE PROPOSED SITE DEVELOPMENT SHALL NOT BE CONSTRUCTING ANY SIGNAGE ADVERTISING FOR THE WAREHOUSE UNIT.	INDEX
NOI NOTE: THE GENERAL CONTRACTOR SHALL PROVIDE COPY OF NOI SENT TO	C001 - MINOR SITE PLAN C002 - UTILITY & LANDSCAPING PLAN C003 - IRRIGATION PLAN

MILES CHRISTIAN ANDERSON CONSULTING ENGINEERS, INC.
CIVIL — STRUCTURAL — LAND PLANNING — GOLF COURSE DESIGN
1515 E. SILVER SPRINGS BLVD., SUITE 132 (352) 629-8500
OCALA, FLORIDA 34470 FAX (352) 629-4444

		MINOR SITE PLAN – COVER
		MAJESTY CORNER LLC
		PROJECT: MSP 39122-008-00
		MARION COUNTY, FLORIDA
		SEC 31, TWP 16, RGE 23
		OCALA, FLORIDA

		DATE:	2-5-25	DESIGN:	MCA	PROJ. MAJESTY CORNER LLC	S C
RAI	1-16-26	SCALE:	AS SHOWN	DRAW:	MS	JOB NUMBER: 24-078	
REVISION	DATE	APPROVED:	MCA	CHECK:	MCA	FILED: AIDANA ...	

SITE DATA: TOTAL SITE AREA (WITHIN BOUNDARY): 1,641.08 (0.343 AC) AREA FOR TOTAL SITE: PROPOSED BUILDING = 3,620.57 SF PROPOSED FLOOR AREA (WITHIN AREA): 2,600.57 SF TOTAL IMPERVIOUS AREA: 5,129.16 SF PERCENT IMPERVIOUS: 31.16% PERVIOUS AREA (OPEN AREA): 11,811.92 SF PERVIOUS AREA PERCENT OF COVERAGE: 72.33% LANDSCAPED AREA PERCENT: 3,260.57 SF = 21.88% USE: HIS SITE IS IN THE SECONDARY SPURS PROTECTION THIS SITE IS IN FLOOD ZONE-X ON FEMA FIRM 17053C0240D PROPOSED USE FOR THIS SITE - WAREHOUSE BUILDING	PARCEL NUMBER: 2912-008-05 PROJECT ADDRESS: 206 E 15TH LANE LOCALITY: MARION COUNTY, FL ZONING: B-2 FLU: EC (EMPLOYMENT CENTER) OWNER: MAJESTY CORNER LLC SUB: W. ANTHONY CORRIE, JR. ADDRESS: FLA. 34475 DESIGNER: ANGLA CONTRACTING LLC 12275 S. HWY 441 441 BELLEVILLE, FL 34420
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PARKING
TOTAL PARKING SPACES REQUIRED = 1 SPACES: OFFICE (300 SF) 1 PER 300 SF
TOTAL PARKING SPACES PROVIDED = 5 SPACES: WAREHOUSE (2220 SF) 1 PER 500
SF PARKING SPACE SIZES: 9'X10' TOTAL SPACES PROVIDED = 6 W/ 1 HANDICAP

TRAFFIC STATEMENT
USING ITE CODE 110 GENERAL LIGHT INDUSTRIAL THIS SITE IS
PROJECTED TO GENERATE 59.95 DAILY TRIPS ON A WEEK DAY, AND
2.84 PEAK PM HOUR TRIPS OR 5.52 PEAK AM HOUR TRIPS

WATER
CONNECT TO CITY OF BELLVIEW UTILITIES
SEWER
SEPTIC TANK AND DRAIN FIELD
SEWER FLOW = 125 GPD

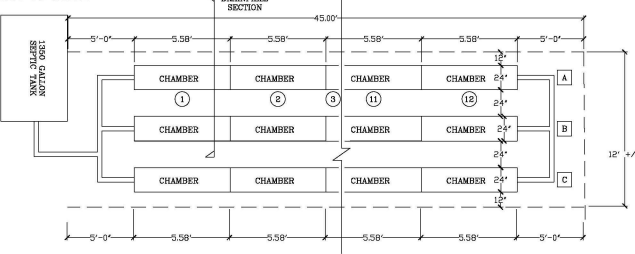
THE CLOSEST FIRE HYDRANT EXCEEDS 600 Y
ROAD TO THIS SITE IN THE CITY OF BELLEVUE

UNIT TOTAL COVER AREA
UNIT 1 = 2,520 SF
OFFICE AREA = 300 SF EACH
WAREHOUSE = 2,220 SF
TOTAL BUILDING = 2520 SF
BUILDING HEIGHT = 24'

Figure 1 is a cross-sectional diagram of a landfill cell. The diagram shows a central core of woodchips and soil mix, flanked by layers of unsaturated nitrification soil. The top of the cell is labeled 'TOP OF FIELD'. The diagram includes several dimensions: a central width of 48'0" G/C, side slopes of 24°, and vertical heights of 12'0" for the soil layers. Labels indicate 'BACKFILL W/ SUITABLE MATERIAL' and 'SOIL BIOREDOXANTER LAYER CHIMNEY'. Below the diagram, three soil types are listed with their respective depths: 18' UNSATURATED NITRIFICATION SOIL PER 64C-6.009(7)(a)10, 12' WOODCHIPS/64C-6.009(7)(a)11 SOIL MIX DENITRIFICATION MEDIA, and 26' UNSATURATED SLIGHTLY LIMITED SOIL 26S TO SEASONAL HIGH WATER TABLE.

TRENCHED DRAIN FIELD W/ IN
GROUND NITROGEN REDUCTION
BIO-FIELD SECTION

NOT TO SCALE



UNDER EXISTING PAVEMENT IS REQUIRED. NO JETTING OF PIPE IS PERMITTED. DIRECTION OF DRILLING SHALL MEET THE REQUIREMENTS OF SECTION 555 OF THE FDOT STANDARD SPECIFICATIONS.

IN ACCORDANCE WITH LDC 7.3. TS 009, JACK AND BORE METHOD OR DIRECTIONAL DRILLING UNDER EXISTING PAVEMENT MUST BE 48" MINIMUM DEPTH.

A RIGHT-OF-WAY UTILIZATION PERMIT IS REQUIRED FOR ALL CONSTRUCTION, HERBICIDE/PESTICIDE SPRAYING, TREE CLEARING, AND ALL TEMPORARY PRIVATE USE OF PUBLIC RIGHT-OF-WAY.

A BILL OF SALE IS REQUIRED POST CONSTRUCTION AND BEFORE FINAL INSPECTION HOLD RELEASED FOR THIS BUILDING PERMIT. THE BILL OF SALE (BoS) REQUIRES A DETAIL OF ASSETS FOR WATER SERVICE AND AN AS-BUILT IN ACCORDANCE TO CUL 10C.

WATER DISTRIBUTION SYSTEM: THE UTILITY CONTRACTOR SHALL MAINTAIN THE MINIMUM REQUIRED SEPARATION OF TAPS PER 6.15.4 LDC. . SEE UT 107 DETAIL ON THIS SHEET. WATER METER SIZE SHALL BE $\frac{5}{8}$" X $\frac{3}{4}$". METER AND BFF IN R/W ARE MAINTAINED BY CBU. METERS	MARION COUNTY ROW UTILIZATION AFTER PLAN APPROVAL, THE CONTRACTOR SHALL OBTAIN A ROW UTILIZATION PERMIT WITH APPROPRIATE FEES AND INCLUDE TWO (2) SIGNED & SEALED ENGINEER CONTACT ROW PERMITTING AT THE PROJECT LOCATION. CONTACT THE ENGINEER AT 352-671-8686..
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SEWER
 1.01 TIE IN: 0.343 A.C.S.
 1.02 VARIABLE SEWER D/S: 2,560 GPD PER
 1.03 SEWER FLOW: 857.5 GPD
 1.04 SEWER FLOW PROHIBIT:
 1.05 OFFICE = 180.15 GPD @ 45 GPD
 1.06 WAREHOUSE = 562 @ 4.44 EMPLOYEES
 1.07 SEWER FLOW: 5 EMPLOYEES 1515 GPD
 1.08 5X15 = 75 GPD
 1.09 TOTAL FLOW = 125 GPD
WATER DEMAND
 1.01 SEWER FLOW = 180 @ 156.25 GPD

DRAINFIELD LEACHING (W/ IN GROUND NITROGEN REDUCTION SYSTEM)
 GIVEN INFORMATION:
 1.01 INFLTRATION RATE = 0.80 GAL/SQ
 1.02 REQUIRED DRAINFIELD AREA = 125 GPD @ 0.80 GAL/SQ = 156.3 SF
 1.03 FLORIDA RATING FOR THE EQUIVALENT DRAINAGE AREA "A" AD "ARC LEACHFIELD
 1.04 DRAINFIELD" CHANGES IS
 1.05 156.3 SF @ 15.0 SF PER CHAMBER = 10.42 CHAMBERS
 1.06 USE 11 CHAMBERS / 4 CHAMBERS PER ROW = 3 ROWS
 1.07 LENGTH OF CHAMBER = 5.00 LF
 1.08 WIDTH OF CHAMBER = 22" = 1.83 FT
 1.09 SPACING OF CHAMBERS = 40"
 1.10 ROWS OF ROW = 40" @ 40" = 22" - 24" WIDE CHAMBER W/ 24" SPACING
 1.11 THE DRAINFIELD SHALL BE 26'0" x LONG BY 12' WIDE = 540 SF (BED AREA)
 1.12 SEPTIC TANK MINIMUM EFFECTIVE VOLUME PER F.A.C. = 400 GPD (10'
 1.13 FOR 301 - 400 GPD = 1050 GALLON MIN. EFFECTIVE CAPACITY

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND
ASSIGNS SHALL PERPETUALLY MAINTAIN THE
IMPROVEMENTS AS SHOWN ON THIS PLAN.

MAJESTY CORNER LLC
5541 W. ANTHONY RD
OCALA, FL 34475

ENGINEER'S CERTIFICATION:

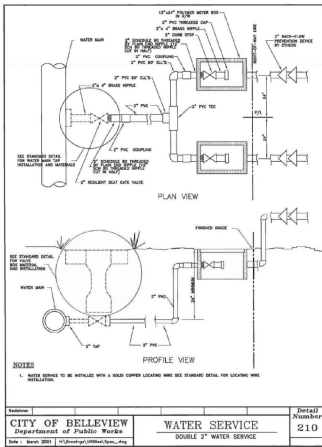
I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS WAIVED.

WILES C ANDERSON PE
FLORIDA PROFESSIONAL ENGINEER # 20266
CA # 00009942
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY WILES
ANDERSON, PE USING A DIGITAL SIGNATURE
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED
AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

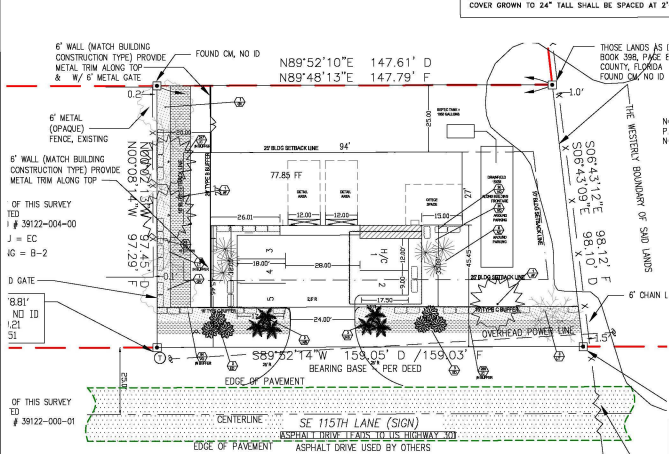


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 OCALA, FLORIDA 34470 FAX (352) 629-4402

UTILITY PLAN

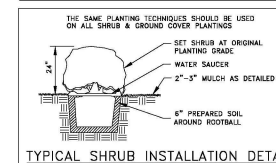
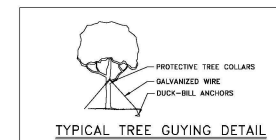
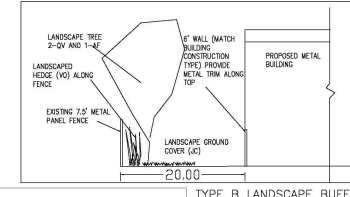


LANDSCAPE PLAN

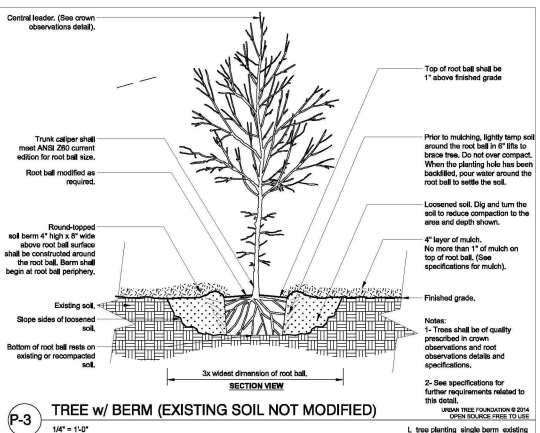


Type	Callout	Name	Scientific Name	Remarks	St.Pl.	Plant/SF	Total Plants	Native (Y/N)
Trees	AF	Florida Maple	Acer floridanum	65 Gal. or 12-13' ht. 8-7' spd. 3-1/2' cal. Min.	N/A	1.0	3	Y
	OV	Live Oak	Quercus virginiana	65 Gal. or 12-13' ht. 8-7' spd. 3-1/2' cal. Min.	N/A	1.0	2	Y
	AC	Palm Tree	Avicaria	30 gal. 8'-x 3'-x 4'-x 3'-1/2' cal. Min.	N/A	1.0	6	Y
Ornamentals	ED	Japanese Blueberry	Eleocarpus	25 Gal. 2' cal. 8' tall, single leader, full canopy	N/A	1.0	6	Y
	INS	Hellie Stevens Holly	Ilex Hellie Stevens	25 Gal. 2' cal. 8' tall, single leader, full canopy	N/A	1.0	6	Y
	LT	Ligustrum Tree	Ligustrum lucidum	25 Gal. 2' cal. 8' tall, single leader, full canopy	N/A	1.0	6	Y
Hedge	VO	Viburnum	Viburnum	3 gal. 20'-24' Ht. x 16'-18' Spd. 42" c.c.	565	1.0	3.5	167
Ground Cover	JO	Blue Pacific Juniper	Juniperus conferta	3 GAL. 12'-16" X 12'-16" 30"	1,288	1.0	2.5	515
	SP	Sod	Paspalum	N/A	Open Space	N/A	N/A	Y

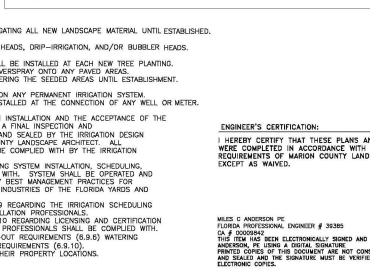
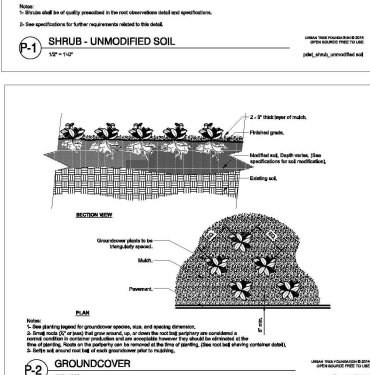
Marion County FL, Growth Services
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- GENERAL NOTES**
- ALL CONSTRUCTION WITHIN THE MARION COUNTY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS OF CITY OF BELLEVUE AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FDOT) "UTILITY ACCOMMODATION MANUAL" (UAM).
 - CHAPTER 36, FLORIDA STATUTES, REQUIRES THE PERMITTEE, PRIOR TO ANY EXCAVATION OR DEMOLITION ACTIVITIES, TO NOTIFY THE ONE-CALL SYSTEM (ALSO CALLED SUNSHINE STATE ONE-CALL). THIS IS TO BE DONE NOT LESS THAN 2, NOR MORE THAN 5, BUSINESS DAYS BEFORE BEGINNING WORK. THE PHONE NUMBER FOR SUNSHINE STATE ONE-CALL, INC. IS 1-800-432-4378.
 - CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR UTILITY LOCATION PRIOR TO CONSTRUCTION. THERE MAY BE UTILITIES NOT SHOWN ON THESE PLANS. CAUTION IS ADVISED PRIOR TO CONING.
 - THE CONTRACTOR WILL BE REQUIRED TO SUPPORT POWER POLES WHEN WORKING WITHIN FIVE (5) FEET OF POLES.
 - SODDING OPERATIONS SHALL BEGIN WITH ONE (1) WEEK AFTER IT IS INSTALLED, EXCEPT IN CASES OF FRONT AND BACK WHICH SHALL BE DONE IMMEDIATELY. ALL SODDING SHALL TAKE PLACE ACCORDING TO LIVE SOD.
 - ALL MARION COUNTY RIGHT-OF-WAY SHALL BE RESTORED, AT A MINIMUM, TO THE CONDITION WHICH EXISTED PRIOR TO ANY UTILITY WORK. IF THE PERMITTEE FAILS TO RESTORE THE RIGHTS-OF-WAY AFFECTED BY THE PERMIT INSTALLATION, RESTORATION IS REQUIRED.
 - AT SUCH LOCATIONS WHERE MARION COUNTY SODS, REFLECTIONS, OR OTHER STRUCTURES WILL INTERFERE WITH INTERVIEW WITH PROPOSED UTILITY INSTALLATION, THE PERMITTEE WILL NOTIFY THE LAND MAINTENANCE OR RESIDENT ENGINEER 48 HOURS IN ADVANCE OF STARTING WORK. ALL SODS AND REFLECTIONS THAT REQUIRE REDUCTION OR REPLACEMENT AS A RESULT OF PERMITTEE'S WORK WILL BE REDUCED OR REPLACED BY THE PERMITTEE.
 - MAINTENANCE OF TRAFFIC (M.O.T.) SHALL COMPLY WITH THE F.D.O.T. DESIGN STANDARDS (LATEST EDITION) 604, 601, 602, 605, & 606, AS APPROPRIATE. ADDITIONAL M.O.T. REQUIREMENTS ARE FOUND IN INDICES 600-607. ALL M.O.T. IS THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. ANY CHANGES TO F.D.O.T. DESIGN STANDARD INDICES SHALL BE APPROVED BY MARION COUNTY.
 - EROSION CONTROL SHALL BE IN COMPLIANCE WITH NOTES INSTALLED BEFORE WORK BEGINS AND SHALL BE INSTALLED APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
 - SHORING MUST BE REQUIRED TO CONFORM WITH PROVISION OF PART II OF CHAPTER 553.66, F.D., "TRENCH SAFETY ACT," TO PROTECT EXISTING FURNITURE, STRUCTURES, AND FOUNDATIONS.
 - PROJECT ENGINEER, NOR THEIR EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.
 - WHEN CASINGS ARE USED FOR CROSSINGS OF FLAMMABLE GASES OR FLUID, THE CASING SHALL EXTEND TO THE TOP OF THE FRONT SLOPE AND SHALL BE VENTILATED AT OR OUTSIDE OF THE RIGHT-OF-WAY LINES.
 - WHERE SANITARY SEWER CROSSES OTHER UTILITIES, CONTRACTOR SHALL COORDINATE ANY NEEDED ADJUSTMENTS WITH THE UTILITY. HOWEVER, THE UTILITY WILL BACKLOGGAGE THE CONTRACTOR FOR SAG ALIGNMENT.
 - IF SEGMENTS OF ANY OTHER AMPLIFIERS ARE DAMAGED AS A RESULT OF CONSTRUCTION, THEY MUST BE REPAIRED TO MARION COUNTY DESIGN STANDARDS.



- LANDSCAPE NOTES**
- ALL MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.
 - ALL LANDSCAPED AREAS SHALL BE MULCHED WITH CYPRESS BARK MULCH.
 - FINISH STONE SHALL NOT BE USED.
 - MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHADE OR ORNAMENTAL TREES.
 - ALL PLANT MATERIAL INSTALLED SHALL MEET THE 2020 GRASSES AND STANDARDS FOR LANDSCAPE INSTALLATION.
 - ALL NEW TREES MUST BE GUDED OR STAKED AS DETAIL.
 - EXISTING TREES THAT ARE TO REMAIN MUST BE PROTECTED THROUGHOUT CONSTRUCTION.
 - ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEAT AND SLOW-RELEASE NITROGEN FERTILIZER.
 - DURING THE ESTABLISHMENT PERIOD (FIRST 30 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 80-80-80 LBS. OF 10-10-10 FERTILIZER PER 1,000 SQ. FT. OF PLANT MATERIAL.
 - LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
 - NO PLANTINGS OR OTHER OBSTRUCTIONS MAY BE WITHIN THE 2' VEHICULAR OVERHANG AREA.
 - SEED AND MULCH SHALL BE INSTALLED IN ALL DISTURBED AREAS.
 - REMOVE ANY TREE WIMP FROM AROUND THE TRUNK OF NEW TREES TO BE INSTALLED.
 - ALL NEW TREES AND SHRUBS MUST MEET THE "MARION COUNTY STANDARDS FOR NURSERY STOCK" (ANSI Z60.1).
 - PLANT MATERIAL MUST MEET ALL SIZE SPECIFICATIONS, NOT JUST CONTAINER SIZE.
 - THE PERMITTEE AND FINL INSPECTIONS AS OUTLINED IN SECTION 6.7.12 SHALL BE COMPLETED WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION.
 - ALL REQUIREMENTS OUTLINED IN SECTION 6.8.1 REGARDING LANDSCAPE MAINTENANCE SHALL BE COMPLETED WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION.
 - ALL REQUIREMENTS OUTLINED IN SECTION 6.8.2 REGARDING LANDSCAPE MAINTENANCE SHALL BE COMPLETED WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION.
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 - ALL REQUIREMENTS OUTLINED IN SECTION 6.8.21 REGARDING LANDSCAPE MAINTENANCE SHALL BE COMPLETED WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION.
 - ALL REQUIREMENTS OUTLINED IN SECTION 6.8.22 REGARDING LANDSCAPE MAINTENANCE SHALL BE COMPLETED WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION.



- SHADE TREE CALCULATIONS**
- TOTAL PROJECT AREA = 14,941.08 SF (0.343 AC)
SHADE TREES REQUIRED = 4.98 (1 PER 3,000 S.F.)
NEW TREES PROVIDED = 5 (3.5 CAL. MIN.)
NEW TREES PROVIDED = 5 (2 QN, 3 AP)
ORNAMENTAL TREES IN LIEU OF SHADE TREES SHALL BE 3:1
MINIMUM ORNAMENTAL TREES OBT = 1.25"
- TYPE C - BUFFER CALCULATIONS**
- TYPE "C" BUFFER (15' WIDE) TOTAL LENGTH = 199 LF (LESS DRAINAGE "SHAFT" = 135 LF)
SHADE TREES PROVIDED = 22/100 LF PROVIDE 2.7 TREES = 3 TREES
SHADE TREES PROVIDED = 0.00 DUE TO POWER LINE ON WEST BOUNDARY. SEE ORNAMENTAL TREES.
- ORNAMENTAL TREES REQUIRED = 4 (2/100 LF)**
ORNAMENTAL TREES PROVIDED = 3 (1 1/2' 6 INS. 6)
TOTAL BUFFER AREA = 2,001 SF
LANDSCAPE/PLANT MATERIAL AREA REQUIRED = 1,000 SF (50%)
LANDSCAPE/PLANT MATERIAL AREA PROVIDED = 1,337 SF
PLANT MATERIAL AREA PROVIDED = 470 SQ. 667 MULCHED LANDSCAPED AREA
- TYPE B - BUFFER CALCULATIONS (WEST)**
- TYPE "C" BUFFER (15' WIDE) TOTAL LENGTH = 87.45
SHADE TREES REQUIRED = (2/100 LF) PROVIDE 1.7 TREES = 2 TREES
- ORNAMENTAL TREES REQUIRED = 3 (3/100 LF)**
ORNAMENTAL TREES PROVIDED = 3 (1)
TOTAL BUFFER AREA = 1,949 SF
LANDSCAPE/PLANT MATERIAL AREA REQUIRED = 874.5 SF (50%)
LANDSCAPE/PLANT MATERIAL AREA PROVIDED = 1,030 SF
PLANT MATERIAL AREA PROVIDED = 618 SQ. 412 MULCHED LANDSCAPED AREA
- INCHES DBH REQUIRED CALCULATIONS**
- TOTAL DBH REQUIRED = 100 INCHES / AC = 42"
REPLACEMENT INCHES = 34 INCHES REQUIRED
NEW CAL. 2" X 3.5" = 7"
NEW CAL. 2" X 3.5" = 7"
CREPE MYRTLE - 12 (8 X 3.5) = 14"
PALM TREES - 6 (10 X 5.5) = 11"
TOTAL INCHES PROVIDED = 38.5"
- FLORIDA-FRIENDLY MATERIAL CALCULATIONS**
- TOTAL PLANT MATERIAL USED = 428
FF MATERIAL PROVIDED = 214 (50%)
FF MATERIAL PROVIDED = 428 (100%)
- NATIVE MATERIAL CALCULATIONS**
- TOTAL PLANT MATERIAL USED = 428
NATIVE MATERIAL REQUIRED = 107 (25% INSIDE USGS)
NATIVE MATERIAL PROVIDED = 428 (100%)
- NATIVE TREE CALCULATIONS**
- TOTAL NEW TREES = 5
NATIVE TREES REQUIRED = 2.5 (50%)
NATIVE TREES PROVIDED = 5 (100%)
- BUILDING FRONTAGE LANDSCAPING**
- 41' OF BUILDING FRONTAGE AVAILABLE ONLY.
Bldg with 484' access to building = 29'
Planting require = 80% of bldg frontage less access
Planting width required = 55' x 60% = 33'

MILES CHRISTIAN ANDERSON CONSULTING ENGINEERS, INC.
CIVIL - STRUCTURAL - LAND PLANNING - GOLF COURSE DESIGN
1515 E. SILVER SPRINGS BLVD., SUITE 132
OCALA, FLORIDA 34740 FAX (352) 629-4402

MINOR SITE PLAN		UTILITY & LANDSCAPE PLAN	
MAJESTY CORNER LLC PROJECT: MSP 39122-008-00 MARION COUNTY, FLORIDA SEC 31, TWP 15, RGE 23 OCALA, FLORIDA		DATE: 2-15-25 DESIGN: MCA PROJ. MAJESTY CORNER LLC DATE: 2-15-25 SCALE: AS SHOWN DRAWN BY: MSB JOB NUMBER: 24-078 SHEET 0002	
No.	REVISION	DATE	APPROVED: MCA CHECK: MCA FILED: ALDANA

